



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
[www. CityofSacramento.org](http://www.CityofSacramento.org)

CONSENT  
 November 6, 2008

Honorable Mayor and  
 Members of the City Council

**Title:** Norwood and Jessie Walgreens (P07-141)

**Location/Council District:** 4195 Norwood Avenue, APN 237-0292-023, and a portion of 237-0292-022, (District 2)

**Recommendation:** 1) Review: a) a **Resolution** approving the environmental exemption under California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Developments); b) a **Resolution** approving a Community Plan Amendment to re-designate the portion of the project site designated as Residential 11-21 du/na to Retail General; c) an **Ordinance** approving a rezone from Limited Commercial Review (C-1-R) and Multi-Family Residential (R-3) zones to General Commercial Review (C-2-R) zone relating to the Norwood and Jessie Walgreens project; d) a **Resolution** approving a Plan Review, Special Permit and Variance for the Norwood and Jessie Walgreens project; and 2) pass for publication the Ordinance title as required by the Sacramento City Charter 32c to be adopted November 18, 2008.

**Contact:** Steven Kerr, Assistant Planner, (916) 808-5416; Lindsey Alagozian, Senior Planner, (916) 808-2659.

**Presenters:** Not Applicable

**Department:** Development Services

**Division:** Current Planning

**Organization No:** 21001010

**Description/Analysis:**

**Issue:** The applicant is requesting approval of entitlements to allow the construction of a 15,132 square foot commercial building with a drive-through and a 1,000 square foot commercial building on approximately 1.38 acres. The proposed project will require the demolition of an existing building which is currently used as a restaurant. The applicant proposes a lot line adjustment which requires a rezone of a portion of the project site from Multi-Family Residential (R-3) and proposes to rezone the remaining portion of the site from Limited Commercial Review (C-1-R) zone to General Commercial Review (C-2-R) zone. This will create one uniformly zoned parcel that is consistent with the



intended commercial uses.

**Policy Considerations:** The project is consistent with the General Plan Update Vision and Guiding Principles, and the General and Community Plan by providing redevelopment of underutilized infill land along a transportation and commercial corridor which will offer goods and services for the daily needs of adjacent residential areas.

**Committee/Commission Action:** The Planning Commission heard the project on October 9, 2008 and forwarded a recommendation for approval for the entitlements for the Norwood and Jessie Walgreens project.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332 (Class 32 Infill Development) which consists of a project that is consistent with the General Plan and zoning regulations, is located within the City limits, is located on a project site of not greater than five acres in size substantially surrounded by urban uses and that has no habitat value, will not have significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by utilities and public services.

**Sustainability Considerations:** The project is consistent with the Sustainability Master Plan goals to reduce long commutes and reduce dependence on private automobiles by providing new neighborhood serving commercial uses and jobs on a currently underutilized infill site within an existing neighborhood. The project design will help promote pedestrian activity in the neighborhood by locating appropriately scaled and articulated buildings close to the street frontages. Additionally, clearly marked pedestrian entrances, pathways, and landscaped gathering areas will encourage pedestrian access to the site.

**Rationale for Recommendation:** Staff supports the request to rezone from C-1-R and R-3 to C-2-R since it will provide consistency between the zoning and the proposed use. Similarly, staff supports the North Sacramento Community Plan Amendment request to designate the full project site as Retail General to be consistent with the proposed use. This recommendation for approval is based on the project's consistency with the General Plan policies encouraging commercial uses which offer goods and services for the daily needs of the adjacent residential areas. This project is also consistent with the General Plan Update Vision which promotes strategic development of vacant, underutilized, and infill land, especially along transportation and commercial corridors, to improve the city's economic outlook.

**Financial Considerations:** This project has no fiscal considerations.

**Emerging Small Business Development (ESBD):** No goods or services are being purchased under this report.

Respectfully Submitted by:  \_\_\_\_\_  
David Kwong  
Planning Manager

Approved by:  \_\_\_\_\_  
William Thomas  
Director of Development Services

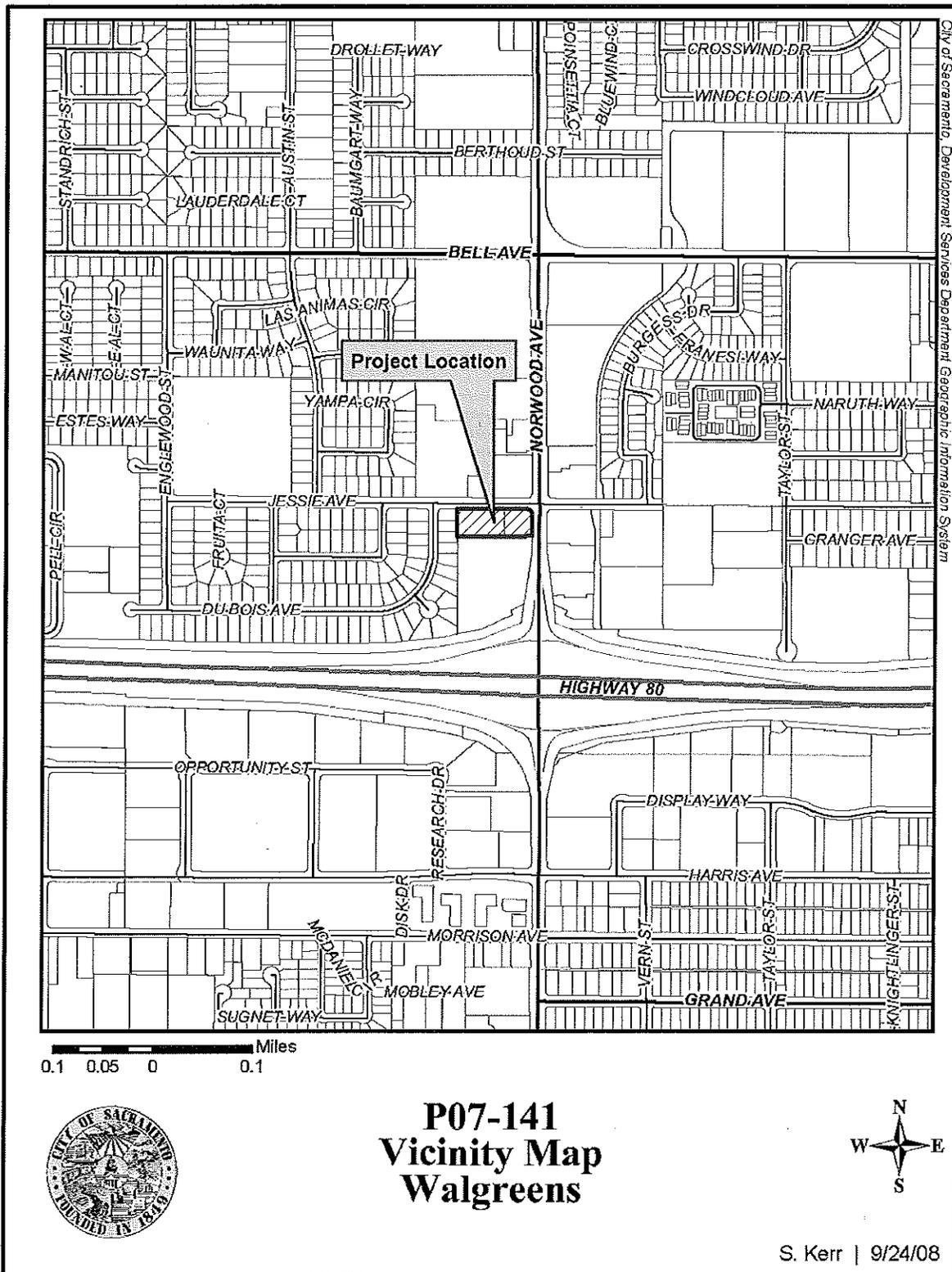
Recommendation Approved:

 \_\_\_\_\_  
Ray Kerridge  
City Manager

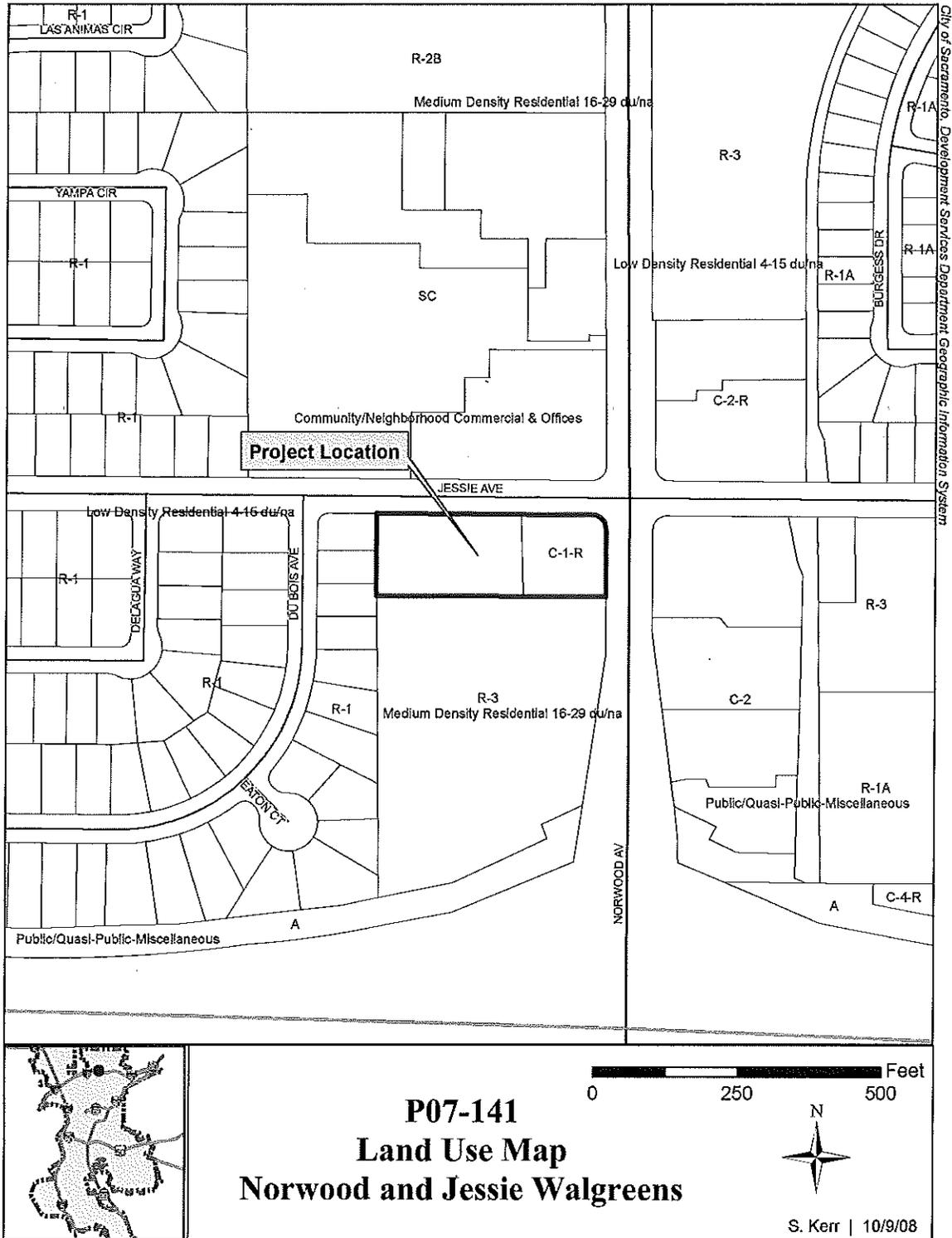
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Attachment 1 – Vicinity Map



Attachment 2 – Land Use and Zoning Map



**Attachment 3 – Background**

**Background Information:** The applicant is requesting approval of entitlements to allow the construction of a 15,132 square foot retail store with a pharmacy and drive through service and a stand alone 1,000 square foot commercial building. Staff notified all property owners within 500 feet of the site for this public hearing and received no opposition from the surrounding neighborhood. The proposed project will require the demolition of an existing building, which is currently vacant and was previously used for a restaurant.

The applicant is requesting the approval of entitlements which include amending the North Sacramento Community Plan to designate a portion of the project site as Retail General, and rezoning the site from the Multi-Family Residential (R-3) and Limited Commercial Review (C-1-R) zones to the General Commercial Review (C-2-R) zone. In addition, the project includes a development plan review to construct two commercial buildings, a Special Permit for drive-through service, and a Variance to reduce the minimum required vehicle stacking distance for a drive-through.

On December 9, 1989, the City Council approved a General Plan Amendment, Community Plan Amendment, and Rezone to re-designate the parcel on the southwest corner of Norwood Avenue and Jessie Avenue, where the restaurant now sits, from multi-family residential use to commercial use. There is no record of additional entitlements on the project site in recent years. The adjoining vacant portion of the church parcel is part of the project and requires similar entitlements to change from multi-family residential use to commercial use.

<b>Table 1: Project Information</b>
<b>General Plan designation:</b> Community Neighborhood Commercial and Offices, and Medium Density Residential 16-29 du/na
<b>N. Sac Community Plan designation:</b> Retail General, and Residential 11-21 du/na
<b>Existing zoning of site:</b> C-1-R (Limited Commercial Review) and R-3 (Multi-Family Residential)
<b>Existing use of site:</b> Restaurant and undeveloped church property
<b>Property area:</b> 1.38 gross acres

**Public/Neighborhood Outreach and Comments:** Staff notified the following community groups: Del Paso Heights Neighborhood Improvement Association, Heights Residents Working Together, and Robla Park Community Association. Additionally, all property owners within five hundred (500) feet of the project site received a public hearing notice for this project. City staff received phone calls in support of the project from the president of the Robla Park Community Association and has not received any comments in opposition of the project at this time of this report.

**Environmental Considerations:** The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of CEQA (the California Environmental Quality Act) under Section 15332

(Class 32 Infill Development) which consists of a project that is consistent with the General Plan and zoning regulations, is located within the City limits, is located on a project site of not greater than five acres in size substantially surrounded by urban uses and that has no habitat value, will not have significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by utilities and public services.

**Policy Considerations:** The proposed project site currently consists of a restaurant on the southwest corner of Norwood Avenue and Jessie Avenue and vacant land owned by the adjacent church to the south. The restaurant is proposed to be demolished and vehicle access to the church will remain through the proposed Walgreens project. The restaurant parcel is zoned Limited Commercial Review (C-1-R) and the church property is zoned Multi-Family Residential (R-3). A lot line adjustment is being concurrently processed as part of this project.

General Plan: The C-1-R zoned parcel within the project site is designated Community/Neighborhood Commercial and Offices and the church parcel is designated Medium Density Residential 16-29 dwelling units per net acre. A General Plan Amendment is not required because following the lot line adjustment, the resulting commercial parcel will be less than 5 acres. The proposed project is consistent with the goals and policies as set forth in the General Plan such as the project would “offer goods and services for the daily needs of adjacent residential areas.” (Sec 4-10) The project would also “actively promote the continued vitality and diversification of the local economy, and expand employment opportunities for City residents.” (Sec 1-32)

General Plan Update Vision and Guiding Principles: While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City, as well as several guiding principles to help guide the update and achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles that this proposal complies with include:

1. Use the existing assets of infrastructure and public facilities to increase infill and re-use, while maintaining important qualities of community character.
2. Promote strategic development of vacant, underutilized, and infill land, especially along transportation and commercial corridors, to improve the city's economic outlook.

In addition to being consistent with these principles, the proposal is not contrary to any of the other approved principles of the General Plan Update Vision.

*North Sacramento Community Plan Amendment (Attachment 5 Exhibit A)*

The North Sacramento Community Plan (NSCP) designates the subject parcels as Retail General and Residential 11-28 dwelling units per net acre. A Lot Line Adjustment is being concurrently processed as part of this project. A commercial use is proposed for the site so a Community Plan Amendment to designate the entire site for Retail General is needed.

The project is consistent with the following North Sacramento Community Plan Goals and Policies:

- Provide for a range of commercial uses which meet daily needs and are within convenient access to North Sacramento Residents. (p. 18)
- Encourage land uses which will enhance the economic vitality of the community. (p. 20)
- Designate land for a future neighborhood shopping center north of I-80 on Norwood Avenue. (p. 21)
- Upgrade all of the designated major streets within the northern portion of the community, consistent with city street standards, as development occurs in the future. (p. 55)

Staff supports the proposed Community Plan Amendment because the western portion of the site is already developed as an access point for the existing church to the south and the parcel on the eastern portion of the site is already designated as Retail General. Furthermore, the North Sacramento Community Plan calls for designating commercial additional commercial land in this area along Norwood Avenue, north of Interstate 80.

### **Project Design:**

The applicant is requesting entitlements to develop a 15,132 square foot retail store with a pharmacy and drive-through service and a 1,000 square foot commercial building. The proposed development will require several approvals including a Community Plan Amendment, Rezone, Plan Review, a Special Permit for drive-through service, and a Variance to reduce the required vehicle stacking distance for a drive-through.

### **Land Use**

#### *Rezone (Attachment 6 Exhibit A)*

The applicant is requesting to rezone a portion of the project site from Multi-Family Residential (R-3) zone to General Commercial Review (C-2-R) zone. Additionally, the applicant is requesting to rezone the remaining portion of the project site, currently zoned as Limited Commercial Review (C-1-R), to General Commercial Review (C-2-R) zone. Under the C-2-R zone, a Special Permit may be granted for a drive-through service facility. Staff finds that the proposed rezone is consistent with other surrounding uses and supports the rezone as the portions of the lot which are currently zoned for residential are already developed as driveway access for the existing church use.

#### *Plan Review*

The applicant is requesting a Plan Review to develop a 15,132 square foot commercial building with a pharmacy and drive-through service and a 1,000 square foot commercial

building on approximately 1.38 acres in the General Commercial Review (C-2-R) zone (Exhibits 1A-1G). The project is required to meet the following findings:

1. The proposed development is consistent with the general plan and any applicable community or specific plan.

The proposed commercial buildings are a use that is consistent with the Community/Neighborhood Commercial & Offices general plan land use designation. The existing and proposed Retail General community plan designation and applicable policies related to commercial development are consistent with the North Sacramento Community Plan.

2. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways.

Staff has reviewed the proposal and found it to comply with all applicable city policies related to facilities and infrastructure.

3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title.

The design of the project complies with applicable setback, lot coverage, and height limits of the General Commercial Review (C-2-R) zone and the parking regulations for the proposed uses. Conditions have been added to ensure compliance with landscaping requirements.

4. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

By maintaining landscaping at appropriate heights, screening project lighting from adjacent residences and streets, and providing ongoing property maintenance the proposal will comply with safety standards and will not pose a threat to the public health nor be injurious to the surrounding area.

The proposed project is consistent with the commercial land use policies of the General Plan and General Plan Update Vision and the North Sacramento Community Plan.

### **Access, Circulation and Parking**

The proposed project includes driveway access points along Norwood Avenue (right in, right out only) and Jessie Avenue (full access).

*Special Permit for drive-through service facility*

Pursuant to Section 17.24.050 of the Zoning Code, drive-through facilities are permitted subject to approval of a Special Permit. In evaluating Special Permit proposals of this type, the City Council is required to make the following findings:

- A. The design and location of the facility will not contribute to increased congestion on public or private streets or alleys adjacent to the subject property;
- B. The design or location of the facility will not impede access to or exit from the parking lot serving the business, impair normal circulation within the parking lot or impede pedestrian movement; and
- C. The design and location of the facility will not create a nuisance for adjacent properties.

The location of the drive-through will not conflict with internal circulation or impede ingress and egress to the site. The configuration of the drive-through is pedestrian friendly, allowing foot traffic to access the rest of the site without conflicting with the drive-through lane. The proposed project has been reviewed by the Development Engineering Division and it has been determined that, as designed, the project will not contribute to increased congestion on streets adjacent to the property, or impede circulation within the parking lot or impede pedestrian movement.

In addition to the above findings, the Zoning Ordinance establishes the following standards for drive-through service facilities that are to be used in reviewing the adequacy of project design:

1. A minimum stacking distance of one hundred eighty (180) feet shall be provided to each pick-up window or automated machine.

The proposed stacking distance for the drive-through lane is 43'-5". Further discussion is below in the Variance section of the report.

2. A facility with separate ordering point(s) and pick up window(s) shall provide stacking space for at least four vehicles in advance of each ordering point and stacking space for at least four vehicles between each ordering point and pick-up window.

As proposed, there is only one pick-up and ordering window. This project will provide stacking space for at least three vehicles from the window.

3. Entrances to drive-through lanes shall be at least twenty-five (25) feet from driveways entering a public or private street or alley.

The entrance to the drive-through lane is more than 25 feet from each of the site's driveways.

4. Drive-through service facilities shall not be considered as justification for reducing the number of required parking spaces.

The proposal includes more parking spaces than are required. Therefore, the drive-through will have no impact for reducing the number of required parking spaces.

5. The minimum width of each drive-through lane shall be eleven (11) feet. The entrance to the lane and the direction of traffic flow shall be clearly designated by signs and pavement marking or raised curbs.

The minimum width of the drive-through lane is 12 feet, meeting the minimum requirements.

6. A solid six-foot high masonry sound wall shall be constructed on the property boundary when the site is contiguous to residentially zoned or used property(ies).

A six-foot high masonry sound wall is proposed along the western property line adjacent to the residential uses. The project has been conditioned to ensure the construction of the wall.

7. Operation of the drive-through service facility shall be restricted to be between the hours of seven a.m. and ten p.m. when the site is contiguous to residentially zoned or used property(ies) unless the planning commission approves different hours of operation during the review of the special permit.

This project is conditioned to restrict the drive-through hours of operation to between 7:00 a.m. and 10 p.m.

*Variance for substandard Drive-Through length*

Pursuant to section 17.24.050 Footnote 44(b)(i), a minimum stacking distance of one hundred eighty (180) feet shall be provided to each pick-up window or automated machine. The proposal calls for a drive-through lane of 43'-5" long with one pick-up window. To reduce the minimum stacking distance from 180' to 43'-5" feet, the applicant must obtain a Variance. In evaluating a Variance request, the City Council must make the following findings:

- A. No special privilege. A variance cannot be a special privilege extended to an individual property owner. The circumstances must be such that the same variance would be appropriate for any property owner facing similar circumstances;
- B. Use variance prohibited. The consideration of "Use Variances" is specifically prohibited. These are variances which request approval to locate a use in a zone from which it is prohibited by ordinance;
- C. Disservice not permitted. A variance must not be injurious to public welfare, nor to any property in the vicinity of the applicant; an

- D. Not adverse to the General Plan. A variance must be in harmony with the general purpose and intent of this title. It must adversely affect the General Plan or specific plans of the City, or the open space zoning regulations.

It is staff's opinion that granting a variance for this application would not bestow a special privilege upon the property owner for a number of reasons. The unique grading required to develop the site and the desire to activate the corner of Norwood Avenue and Jessie Avenue poses significant challenges to meeting the required 180 foot drive-through lane while still maintaining adequate internal traffic circulation throughout the site. Staff is in favor of having the drive-through lane entrance toward the interior of the parcel while allowing the main entrance to be adjacent to Jessie Avenue and the smaller commercial building at the corner, enabling a safe walkable site while reducing additional pedestrian conflicts with the drive-through. In addition, the Development Engineering Division has reviewed the plans and indicated that a 46 foot drive-through lane is adequate in this case.

Pharmacy drive-throughs such as the one proposed differ from typical "fast-food" drive-throughs because there is no order board or separate order window, rather the customers are either only dropping off or picking up a prescription. According to Walgreens corporate office, based on historical use at other Walgreens, the drive-through is expected to have approximately 5-6 vehicle trips per hour during peak hours with no more than three cars stacked up at a time. The drive-through meets all other applicable standards and will not cause harm to public safety. For these reasons, staff feels that in this case, the findings can be made in support of granting the variance.

<b>Table 2: Parking</b>			
<b>Use</b>	<b>Required Parking</b>	<b>Proposed Parking</b>	<b>Difference</b>
Retail, etc.	36	42	+6

<b>Table 2a: Bicycle Parking</b>			
<b>Total parking required</b>	<b>Required bicycle parking</b>	<b>Provided bicycle parking</b>	<b>Difference</b>
36	2	2	0

As indicated above, the project meets parking requirements. The project is conditioned to provide a minimum of two bicycle parking facilities.

Vehicle Parking: The proposal is required to provide a minimum of 1 space per every 400 square feet for the first 9,600 square feet and 1 space for every 250 square feet of commercial use there after. The applicant is proposing an 11,240 square feet of retail space; therefore the proposal is required to provide a minimum of 36 parking spaces. The applicant is proposing a total of 42 parking spaces. The additional six parking spaces will

provide ample parking on-site in the event that a restaurant use occupies the 1,000 square foot retail building, whereas one parking space would be required for every three seats provided inside and on the patio.

**Bicycle Parking:** The Sacramento City Code, Section 17.64.050, requires one (1) bicycle parking space for every twenty (20) required vehicle parking spaces. The proposal is required to provide a minimum of 36 parking spaces; therefore the applicant is required to provide two bicycle parking spaces with at least one being a Class I facility. The current project site plan does not indicate where the bicycle parking will be located on site. The proposal will be conditioned to provide a minimum of two bicycle parking spaces within close proximity to the proposed building.

### Height, Bulk and Setbacks

Standard	Required	Proposed	Deviation?
Height	35'	34'-2"	no
Front setback	15'	30'	no
Side setback	0'	44'-10"	no
Street side setback	5'	7'-6"	no
Rear setback	15'	103'	no
Lot coverage	<40,000 SF	12,640 SF	no

As indicated above, the project meets all applicable height and area requirements.

### Building design, signage and landscaping

#### *Building Design*

The applicant is proposing to construct a 15,132 square foot Walgreens commercial building with a pharmacy and a drive-through. An important site design feature to the applicant is that parking is available near the front entrance to the Walgreens. In order to mitigate the placement of parking spaces at the front of the Walgreens, staff worked with the applicant to provide an additional 1,000 square foot retail building at the corner of Norwood Avenue and Jessie Avenue. The smaller building will help activate the neighborhood and draw pedestrians into the site. A trellis is also provided along Norwood Avenue to further screen the parking area and make the handicap accessible ramp more welcoming to pedestrians.

Due to flooding issues in the area, the Department of Utilities has conditioned the project to locate the finished floor of the proposed buildings at a higher elevation than the existing restaurant on the site and many nearby existing structures (Condition D24). As a result, the finished floor of the new buildings will be about four feet higher than the adjacent streets. To mitigate this, the applicant added several more planter areas, including raised planters at the corner which step up to the finished floor level and retaining walls made of the same material as the wainscot on the Walgreens building and the trellis columns. Additionally, a patio area is included in front of the 1,000 square foot building which could accommodate outdoor seating for a restaurant tenant. There are also two pedestrian access points along Jessie Avenue which lead to the main entrance of the Walgreens within the tower feature which identifies the customer entrance. Furthermore, a pedestrian path of travel bisects the parking area between the two buildings, linking them together.

The flood requirement, along with the need to include a right turn pocket and approximately fifty feet of throat depth at the Norwood Avenue entrance caused further constraints to locating the Walgreens building closer to Norwood Avenue. Staff supports the proposed building locations and feels the addition of the 1,000 square foot retail building will achieve the goal of creating a more pedestrian friendly site and active neighborhood.

Staff supports the proposed building designs for various reasons. The proposed Walgreens building features three different colors of cement plaster to break up the massing of the building. The building also includes many design features which give it a residential character that will fit appropriately with the adjacent residential neighborhood and projects the neighborhood-serving intention of the proposed uses. Some of these features include gable and eyebrow roofs with flat roof tile; wood fascia, trim, and corncing; and horizontal lap cement plaster siding. The smaller commercial building includes similar features such as gable vents and mullion grids on the large clear anodized store front systems which will help make the pedestrian pathways safe and inviting.

### *Signage*

Chapter 15.148 of the Sign Code allows parcels with two street frontages within the C-2-R zone to have one detached monument sign per street frontage and buildings with two street frontages to have two attached signs per street frontage. Detached signs shall not exceed one square foot of sign area for each lineal foot of street frontage abutting the parcel. Attached signs shall not exceed a total area of three square feet of sign area for each front foot of building occupancy. The applicant is not requesting variances for additional signage at this time.

A signage program has been submitted to be reviewed for the Walgreens building as a part of this application (Exhibit 1E). One 114 square foot detached monument sign is proposed to be placed in the planter on Jessie Avenue near the intersection. The monument sign is allowed because the total square footage does not exceed the 150 foot length of street frontage the parcel has on Jessie Avenue. There are three attached signs proposed for the Walgreens building. Proposed signage on the east elevation may not exceed 291 square feet total, the proposed signage is 120 square feet total, thus it is allowed. The signage on the north elevation is also 120 square feet in area and the north building elevation may

have up to 360 square feet of signage total, so this sign is also allowed by right. The third attached sign is the 29.9 square foot mortar and pestle shaped neon sign which is located within the tower feature above the main entrance. Signs located at the corner of a building may not exceed the maximum area allowed for the longest front footage of the building, which is 360 square feet. The area of such a sign shall be deducted from the total area and number of signs allowed. The mortar and pestle sign is also allowed because the building may have up to four signs and since it is only 29.9 square feet is easily falls within the overall square footage of signage allowed for the building. Staff supports the proposed sign program for the Walgreens building because of it's consistency with the signage code.

A signage program has not been submitted at this point for the 1,000 square foot retail building and will be reviewed by staff for consistency with the Sign Code when the future tenant applies for the required sign permits.

### *Landscaping*

The Zoning Ordinance requires that trees be planted and maintained throughout the surface parking lot to ensure that, within 15 years after establishment of the parking lot, at least 50% of the parking area will be shaded. Areas to be shaded include the parking area and any driveways or maneuvering areas utilized or accessed by the vehicles using the parking spaces. The submitted landscape plan indicates that the project will exceed the 50% shading requirement for parking areas and driveways. Additionally, the site will be improved by including large planters with a wide variety of shrubs aiding to create a welcoming environment surrounding the main pedestrian access points. Rows of trees and shrubs will also be planted along the interior property lines lessening the visual impact of the required solid masonry sound walls, and providing additional shade and protection from the wind on the lot and nearby sites.

**Attachment 4 – Resolution – Categorical Exemption**

**RESOLUTION NO. 2008-\_\_\_\_\_**

**ADOPTED BY THE SACRAMENTO CITY COUNCIL**

**DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (NORWOOD AND JESSIE WALGREENS, P07-141)**

**BACKGROUND**

- A. On October 9, 2008, the City Planning Commission conducted a public hearing on the Norwood and Jessie Walgreens project (hereafter referred to as "Project"), and forwarded the Project to the City Council with a recommendation to approve with conditions.
- B. On November 18, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 16.24.097, 17.204.020(C), 17.208.020(C), 17.212.035, and 17.200.010(C)(2)(a, b, and c) (publication, posting, and mail 500'), and received and considered evidence concerning the Project.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under Section 15332 Infill Development of the California Environmental Quality Act Guidelines as follows:

- a. The project complies with the General Plan designation and all applicable policies of the General Plan and South Sacramento Community Plan, as well as with the applicable zoning regulations;
- b. The proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses;
- c. The project site has no value as habitat for endangered, rare or threatened species;
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e. The site can be adequately served by all required utilities and public services.

**Attachment 5 – Resolution for Community Plan Amendment**

**RESOLUTION NO. 2008-\_\_\_\_\_**

Adopted by the Sacramento City Council

**AMENDING THE NORTH SACRAMENTO COMMUNITY PLAN LAND USE  
MAP TO REDESIGNATE APPROXIMATELY 0.82 ACRES FROM  
RESIDENTIAL 11-22 DU/NA TO RETAIL GENERAL FOR A PORTION OF THE  
PROPERTY LOCATED 4191 NORWOOD AVENUE (P07-141) (PORTION  
OFAPN: 237-0292-022)**

**BACKGROUND**

A. On October 9, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve the Community Plan Amendment for the Norwood and Jessie Walgreens project.

B. On November 18, 2008, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.204.020, and received and considered evidence concerning the project.

C. The proposed land use amendment is consistent with the conversion of this site to commercial to implement the goals and policies of the North Sacramento Community Plan to provide for a range of commercial uses which meet daily needs and are within convenient access residents and improve the economic vitality of the area.

D. The proposed plan amendment is compatible with the surrounding uses.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

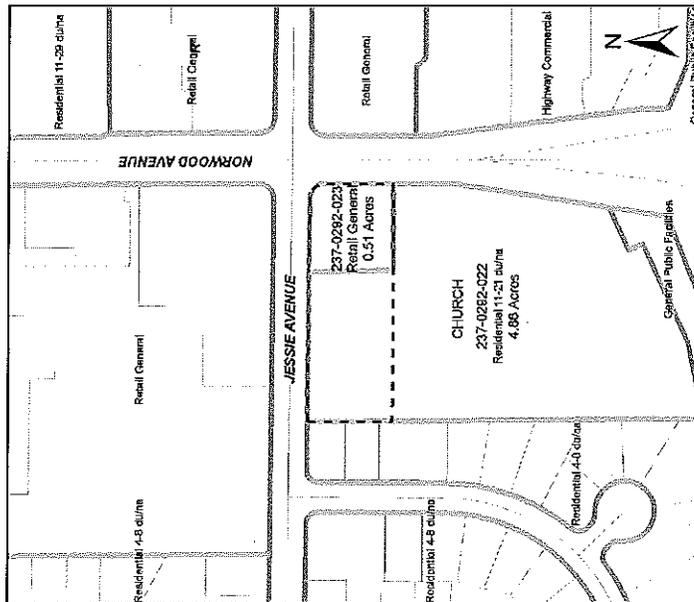
Section 1. The property (Portion of APN: 237-0292-022), as described on the attached Exhibit A, within the City of Sacramento, is hereby designated on the North Sacramento land use map as Retail General.

Table of Contents:

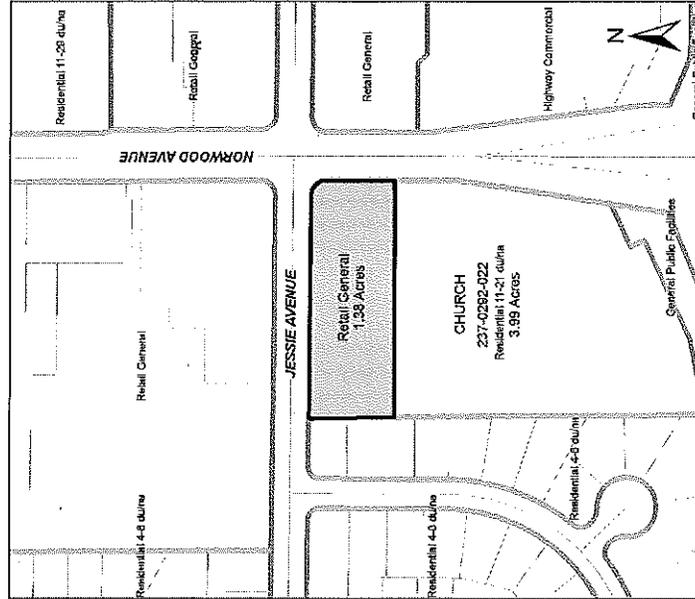
Exhibit A: Community Plan Amendment

Exhibit A: Community Plan Amendment

Norwood and Jessie Walgreens  
North Sacramento Community Plan Amendment Exhibit  
P07-141  
CITY OF SACRAMENTO



Existing Community Plan Designations:  
Retail General and Residential 11-21 du/ha



Proposed Community Plan Designation:  
Retail General

Development Services  
Department  
Current Planning Division  
October 29, 2008



**Attachment 6 – Rezone Ordinance**

**ORDINANCE NO. 2008-\_\_\_\_\_**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

**AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING CERTAIN REAL PROPERTY FROM LIMITED COMMERCIAL REVIEW (C-1-R) AND MULTI-FAMILY RESIDENTIAL (R-3) TO GENERAL COMMERCIAL REVIEW (C-2-R) (NORWOOD AND JESSIE WALGREENS P07-141) (APN: 237-0292-023 & PTN 237-0292-022)**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known and referred to as Norwood and Jessie Walgreens (APN: 237-0292-023 and a portion of 237-0292-022) and consisting of 1.38± acres, from Limited Commercial Review (C-1-R) and Multi-Family Residential to General Commercial Review (C-2-R).

SECTION 2

Rezoning of the property as shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of the property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

SECTION 3

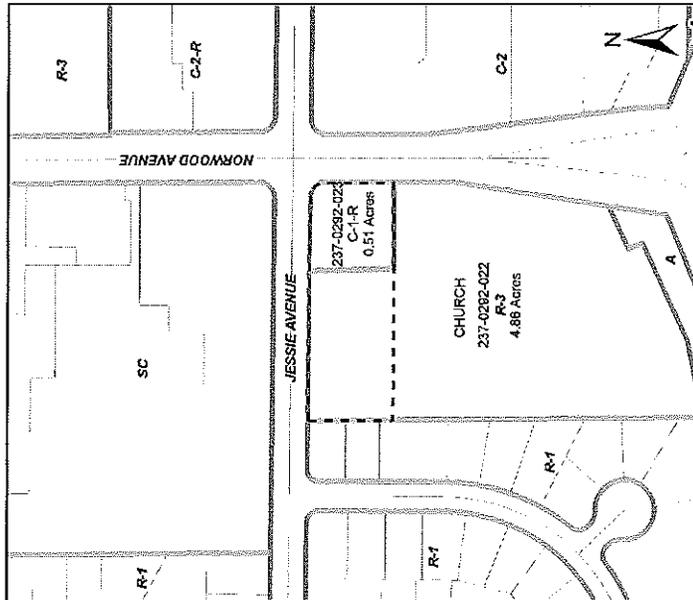
The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of the Zoning Code, to conform to the provisions of this Ordinance.

**Table of Contents:**

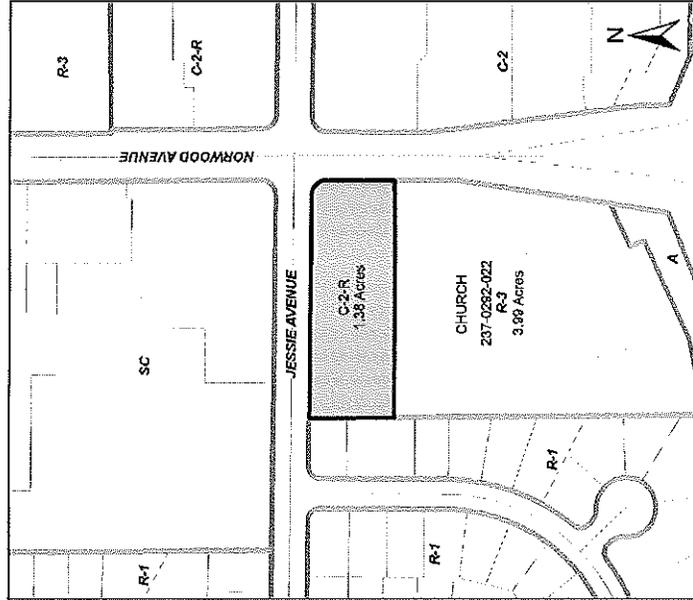
Exhibit A – Rezone Exhibit

Exhibit A – Rezone Exhibit

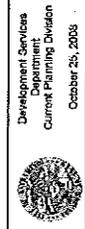
Norwood and Jessie Walgreens - Rezone Exhibit  
P07-141  
CITY OF SACRAMENTO



Existing Zoning: C-1-R and R-3



Proposed Zoning: C-2-R



**Attachment 7 – Resolution – Findings of Fact**

**RESOLUTION NO. 2008-\_\_\_\_\_**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

**ADOPTING FINDINGS OF FACT AND APPROVING THE NORWOOD AND  
JESSIE WALGREENS PROJECT (P07-141)**

**BACKGROUND**

- A. On October 9, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Norwood and Jessie Walgreens Project.
- B. On November 18, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Sections 16.24.097, 17.204.020(C), 17.208.020(C), 17.212.035, and 17.200.010(C)(2)(a, b, and c) (publication, posting, and mail 500'), and received and considered evidence concerning the Norwood and Jessie Walgreens Project.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

Section 1. Based on the verbal and documentary evidence received at the hearing on the Norwood and Jessie Walgreens project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

**D. The Plan Review** to construct two commercial buildings totaling 16,132 square feet on approximately 1.38 acres in the C-2-R zone **is approved** subject to the following Findings of Fact:

- a. The proposed development is consistent with the North Sacramento Community Plan designation of Retail General;
- b. The development of the site is consistent with applicable City standards in relation to utilities, access roads, sanitation and drainage;
- c. The property involved is of adequate size and shape to accommodate the proposed use and the project will meet applicable building coverage, setback and parking requirements; and
- d. Granting the Plan Review would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:

1. The project use is compatible with the uses in the vicinity of the project site;
2. Adequate landscaping, vehicle circulation, maneuvering and parking are provided; and
3. The project is consistent with the goals and policies of the General Plan and North Sacramento Community Plan.

**E. The Special Permit to allow a drive-through pharmacy service for an approximately 15,132 square foot retail store in the General Commercial Review (C-2-R) zone is approved subject to the following Findings of Fact:**

- a. Granting of the Special Permit is based upon sound principles of land use in that the proposed drive-through service facility would be incidental to the underlying commercial use and shall adhere to all development standards as set forth by the City's Zoning Ordinance;
- b. Granting the Special Permit would not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance in that the proposed drive-through service facility is a compatible use in the General Commercial Review (C-2-R) zone. Furthermore, the project site is of sufficient size and shape to accommodate setbacks, landscaping and lighting which will protect the privacy of residential neighbors and ensure adequate open space and access to light and air;
- c. The proposed project would be consistent with the commercial land use policies of the General Plan and Zoning Ordinance;
- d. The design and location of the facility will not contribute to increased congestion on public or private streets or alleys adjacent to the subject property;
- e. The design or location of the facility will not impede access to or exit from the parking lot serving the business, impair normal circulation within the parking lot or impede pedestrian movement; and
- f. The design and location of the facility will not create a nuisance for adjacent properties in that:
  1. Sound walls will be constructed along adjacent residentially zoned property lines; and
  2. Hours of operation of the drive-through facility will be limited to between 7:00 a.m. and 10:00 p.m.

F. The **Variance** to allow a drive-through of less than 180 feet, to 43.5 feet, **is approved** subject to the following Findings of Fact:

- a. Granting the variance does not constitute a special privilege extended to an individual applicant in that the building's location at the corner, the unique shape of the lot, and the corner reconstruction are unique circumstances and a variance would be and has been granted to other property owners facing similar circumstances.
- b. Granting the variance request does not constitute a use variance in that retail store uses are permitted on lots within the General Commercial Review (C-2-R) zone.
- c. The proposed project will not be injurious to public welfare, nor to property in the vicinity of the applicant in that the development, as conditioned, will create a safe environment for customers and area residents and the variance will not adversely affect the adjacent properties.
- d. Granting the variance is in harmony with the general purpose and intent of the zoning code and will not adversely affect the general plan or specific plans of the city, or the open space regulations.

### **Conditions of Approval**

D. The **Plan Review** to construct two commercial buildings totaling 16,132 square feet on approximately 1.38 acres in the C-2-R zone **is approved** subject to the following conditions:

#### **General**

- D1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
- D2. The project shall be constructed in accordance with the attached plans (Exhibits A-G). Any modification to the project shall be subject to review and approval by Planning Division staff prior to the issuance of building permits. Any change in the design, materials, or colors shall be submitted to Planning Division staff for review and approval. Any significant modifications to the project may require subsequent entitlements.
- D3. Unless specified by any condition below, this project shall be developed and constructed in full compliance with the Zoning Ordinance.
- D4. Landscaping plans shall be submitted to the Building Division – Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant

species selection, landscape materials, irrigation system and calculation to ensure that the 50% shading requirement is met. In order to provide adequate surveillance opportunities, all plants and shrubs shall be maintained at a maximum height of thirty inches (30"). Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.

- D5.** Lighting shall be designed so as not to produce hazardous and annoying glare to motorists, adjacent residents, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.
- D6.** A minimum of two bicycle parking facilities shall be provided. At least one bicycle parking facility shall be Class I. Bicycle parking shall be located in view of building entrances or in view of windows and/or security stations.
- D7.** Signage is required to comply with the General Commercial (C-2) section of the City of Sacramento's Sign Ordinance.
- D8.** All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.
- D9.** A six-foot high masonry sound wall shall be constructed along the western property boundary contiguous to residential properties.
- D10.** A Lot Line Adjustment shall be completed prior to the issuance of building permits. Sufficient parking shall be provided for the church use in accordance with City Code.
- D11.** Operation of the drive-through service facility shall be restricted to be between the hours of 7:00 a.m. and 10:00 p.m.

### **Development Engineering**

- D12.** Construct standard public improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Department of Transportation. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Transportation.
- D13.** The applicant shall dedicate sufficient right-of-way and construct a deceleration lane as well as the necessary curb, gutter and sidewalk along Norwood Blvd adjacent to

the subject site as shown on the site plan dated 08/15/2008 to the satisfaction of the Department of Transportation.

- D14.** The applicant shall construct a raised median along Norwood Blvd across the subject property. The design and construction of the median shall be to the satisfaction of the Department of Transportation.
- D15.** All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Transportation.
- D16.** The minimum throat distance for the Norwood Blvd and Jessie Avenue site driveways shall be 50-ft and 25-ft respectively (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- D17.** The applicant shall relocate the existing speed humps along Jessie Avenue adjacent to the subject property to the satisfaction of the Department of Transportation. The applicant shall coordinate with Traffic Engineering's Traffic Calming Unit as early as possible for the relocation of the said speed humps.
- D18.** The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.
- D19.** The applicant shall construct (if not already in place) ADA compliant ramp(s) at the corner of the intersection of Jessie Avenue and Norwood Blvd adjacent to the subject property per City standards to the satisfaction of the Department of Transportation.
- D20.** The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Transportation.

### **Utilities**

- D21.** Comply with the conditions of approval set forth in the lot line adjustment/certificate of compliance, file number COC07-0061.
- D22.** Reroute any existing utilities from the adjoining parcels, implied in the conditions above, into that easement to the satisfaction of the Department of Utilities (DOU).
- D23.** An on-site drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. The project will be required to provide

storm water detention in the low points of the street and/or landscape areas and/or in detention vaults or oversized drainage pipes located on site. The project area is serviced by Sump No. 157, which has a capacity of 0.27 cubic feet per second per acre. According to the City Design and Procedures Manual, the project site will be required to store 1700 cubic feet per acre of storm water during a 10-year storm event (a rainstorm that has a 1-in-10 chance of happening in a given year). The drainage study shall also include an overland flow release map for the proposed project. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. This study and shed map shall be approved by the DOU.

- D24.** Per the Letter of Map Revision effective February 18, 2005, of the FIRM (Flood Insurance Rate Map), the parcel is located in a shaded Zone X area, defined as areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood. Accordingly, the project site lies in an area with no flood restrictions. The project is also located in the Historic Magpie Creek Floodplain with a 100-year flood elevation of 27.3 feet (NGVD29). Finished lot finished floor elevation shall be a minimum of 1.0 ft above the 100-year flood elevation and approved by the DOU.
- D25.** An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- D26.** All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- D27.** Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each lot or parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the DOU "Commercial Tap Policy", may be approved on a case-by-case basis by the DOU. Contact the DOU at (916) 808-1400 for a copy of the tap policy. Excess services shall be abandoned to the satisfaction of the DOU.
- D28.** A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- D29.** This project is greater than 1 acre in size; therefore, the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water

Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from [www.swrcb.ca.gov/stormstr/construction.html](http://www.swrcb.ca.gov/stormstr/construction.html). The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

- D30.** The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- D31.** Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility, both source control and on-site treatment control measures (e.g. porous pavement detention, stormwater planters, detention basin, infiltration basin and/or trench, media filters (Austin Sand Filter), multi-functional drainage corridors, vegetated filter strips and/or swales, and proprietary devices) are required. Contact DOU for a list of accepted proprietary devices if considered for treatment control. Specific source controls are required for (1) vehicle and equipment fueling areas, (2) loading/unloading areas, (3) outdoor storage areas, (4) outdoor work areas, (5) vehicle/equipment wash, repair and maintenance areas, and (6) waste management areas. Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures" for appropriate source control measures.

## **ADVISORY NOTES:**

### **Utilities**

1. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.
2. Utility records indicate that the existing water and sanitary sewer services for the subject site may be under the proposed structure. City maintenance responsibilities of the services are to the point of service within the street right of way. The property owner is responsible for the maintenance and repair of the services on their

property. The applicant should relocate existing services from under the proposed building.

### **Fire**

3. All turning radii for fire access shall be designed as 35' inside and 55' outside.
4. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3
5. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.
6. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
7. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
8. Provide appropriate Knox access for site.
9. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
10. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet.
11. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.
12. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. CFC 903.8

### **Parks**

13. As per City Code, the applicant will be responsible to meet his/her obligation regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$4,947. This is based on 14,550 square feet of retail space at \$0.34 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

**SRCS**

14. The subject property is outside the boundaries of CSD-1 but within the Urban Services Boundary and SRCS shown on the Sacramento County General Plan. Sacramento City Utilities Department approval will be required for sewage service.

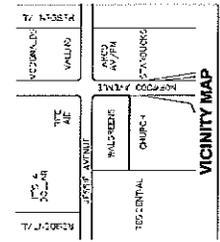
Table of Contents:

Exhibits A-E: Plans

**Project Statistics**

GRAND TOTAL AREA	69,114 SF	1.27 ACRES
NET DEVELOPABLE	59,114 SF	1.08 ACRES
RETAIL AREA	15,132 SF	0.28 ACRES
WALGREENS MEZZANINE (STANDARD)	15,132 SF	0.28 ACRES
PARKING	74,182 SF	1.36 ACRES
PARKING AREA (1,640 - 5,000')	12,940 SF	0.24 ACRES
PARKING REQUIRED	24 STALLS	
PROPOSED	24 STALLS	
EXISTING	24 STALLS	
TOTAL	48 STALLS	
PARKING PROVIDED	48 STALLS	
TOTAL SIZE P.P.C. X 19'-0"	2 STALLS	
ADDITIONAL	46 STALLS	
TOTAL	48 STALLS	

NO PARKING REQUIREMENT FOR MEZZANINE STORAGE USE



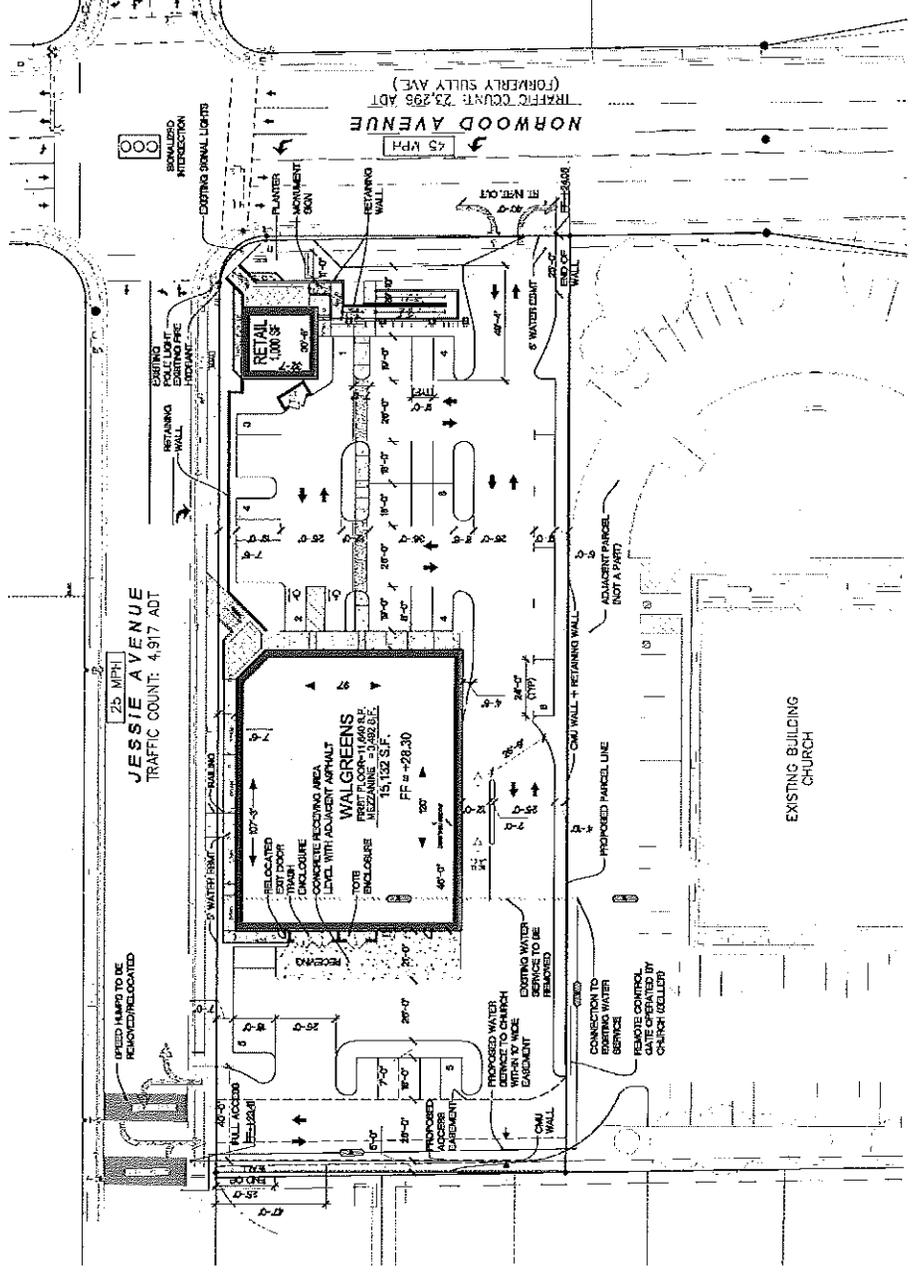
**Walgreens**  
 National Retail Pharmacy  
 Walgreens-Pharmaplanet

**Site Plan**  
 Pharmacy

**SP.01**

Prepared by: [Name]  
 Checked by: [Name]  
 Drawn by: [Name]  
 Date: 11/06/08

PHILIPPOBUONICCONTI ARCHITECTS  
 1000 OAK DRIVE, SUITE 100  
 SACRAMENTO, CA 95833  
 (916) 442-3399



**Walgreens** ■ Nonwood Avenue & Jessie Avenue  
 Sacramento, California

Exhibit B – Floor Plan

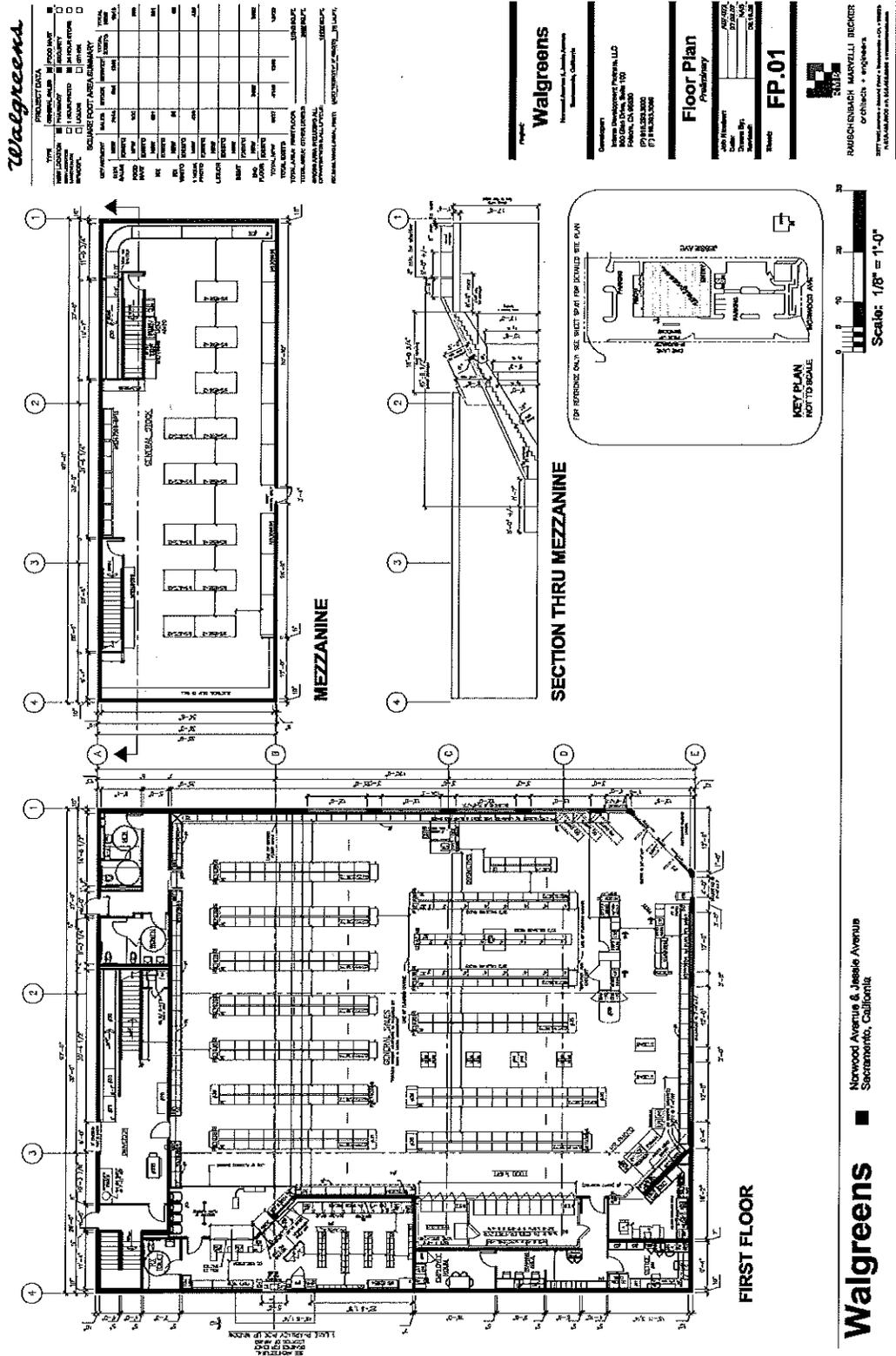
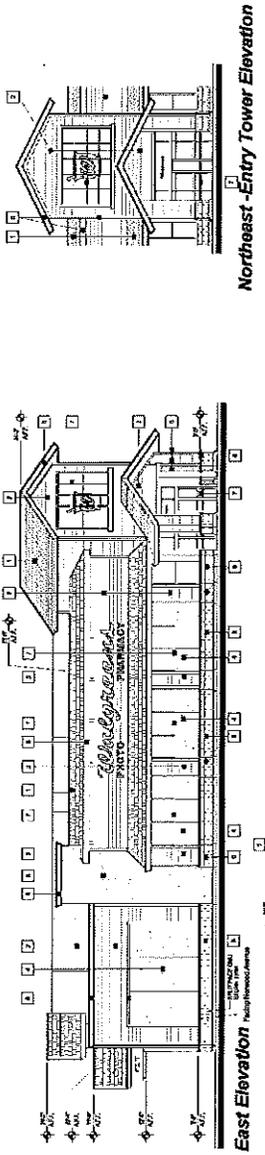


Exhibit C – Elevations

Material	Manufacturer	Style/Color
1	1/4" Round Tin	De-AV Devine
2	Horizontal Sliding	4620 Lot Purline (Slat)
3	Concrete Masonry	1000 Banded Almond
4	Concrete Masonry	200 Green Tin
5	Concrete Masonry	250 Oak Ridge
6	Paint Wood Trim	Orn White
7	High-Pressure CMU w/ Tuff-Coat	0020
8	High-Pressure CMU w/ Tuff-Coat	0020
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96	High-Pressure CMU w/ Tuff-Coat	0020
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99	High-Pressure CMU w/ Tuff-Coat	0020
100	High-Pressure CMU w/ Tuff-Coat	0020



Northeast-Entry Tower Elevation

East Elevation

North Elevation

West Elevation

South Elevation

**Walgreens**

Norwood Avenue & Jessie Avenue  
Sacramento, California



**Walgreens**  
 Project: Norwood Avenue & Jessie Avenue  
 Sacramento, California

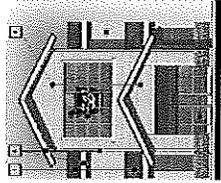
**Elevations**  
 Preliminary

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 07/23/07  
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 08/15/07

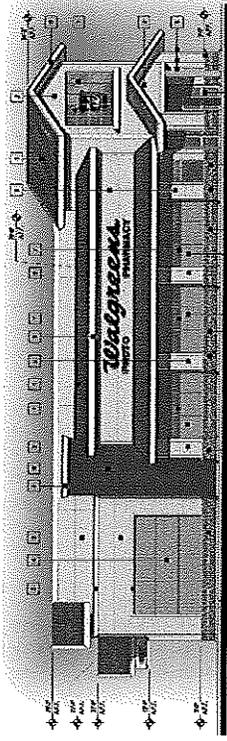
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 TEL: 916.441.1100 FAX: 916.441.1101  
 WWW: WWW.RMBARCHITECTS.COM

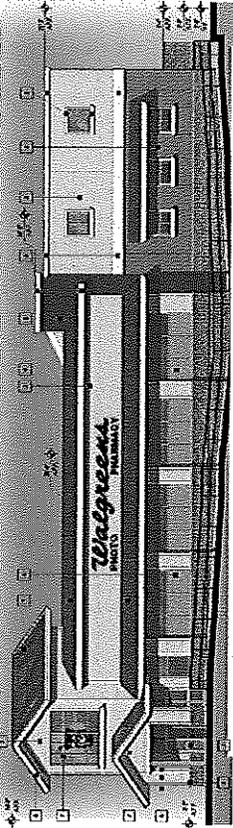
Material	Manufacturer	Style/Color
1 Flat Roof Tile	Tri-Edge Roofing	Black Series
2 Concrete Finish	Tri-Edge Roofing	4000 Light Tan/White
3 Horizontal Sliding Glass Door	Therma-Tron	5000 Insulated Aluminum
4 Sliding Glass Door	Therma-Tron	200 Clear Tint
5 Downspout	Therma-Tron	200 Clear Tint
6 Gutter	Therma-Tron	Down White
7 Vinyl Siding	Tri-Edge Roofing	4000
8 Vinyl Siding	Tri-Edge Roofing	4000
9 Vinyl Siding	Tri-Edge Roofing	4000
10 Vinyl Siding	Tri-Edge Roofing	4000
11 Vinyl Siding	Tri-Edge Roofing	4000
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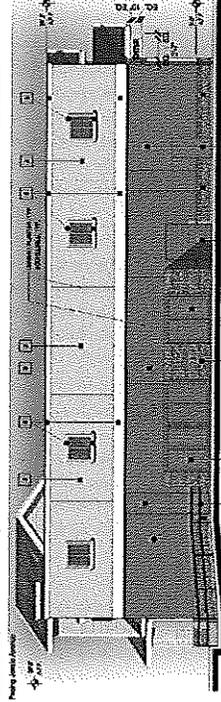
Northeast Entry Tower Elevation



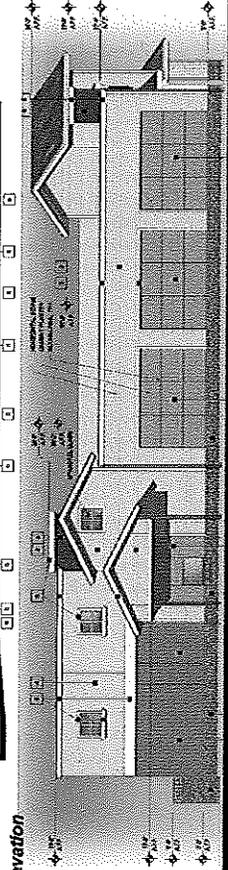
East Elevation



North Elevation



West Elevation



South Elevation

Norwood Avenue & Jessie Avenue  
Sacramento, California

**Walgreens**

Scale: 1/8" = 1'-0"

**Walgreens**  
National Account & Joint Venture  
Sacramento, California

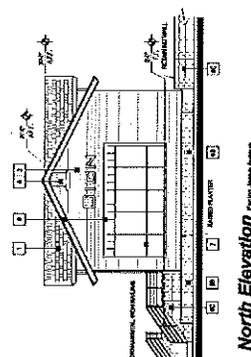
**Colored Elevations**  
Pharmacy

Developer:  
Bates Development Partners, LLC  
10000 Folsom Blvd., Suite 101  
Folsom, CA 95630  
(916) 932-2200  
(916) 932-2278

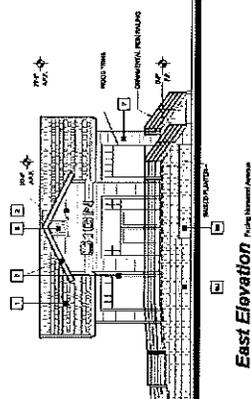
Architect:  
RUSCHENBACH MARYCILE BECKER  
ARCHITECTS + ENGINEERS  
1000 R Street, Suite 100  
Sacramento, CA 95811  
(916) 441-1111

Sheet: **ELV.01C**

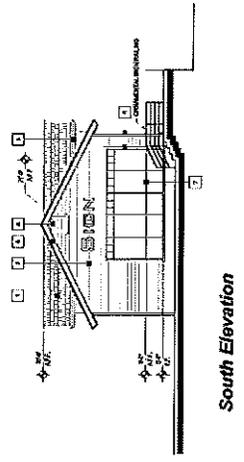
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2 Concrete Finish	Walgreen Mfg Co	4800 Low Profile Bead
3 Concrete Finish, Horizontal	Walgreen Mfg Co	1000 Beaded Almond
4 Concrete Finish, Vertical	Walgreen Mfg Co	200 Green Tie
5 Concrete Finish, Horizontal	Walgreen Mfg Co	200 Oak Ridge
6 Concrete Finish, Vertical	Walgreen Mfg Co	1000 White
7 Flat/Wood Type	Walgreen Mfg Co	1000 White
8 Flat/Wood Type	Walgreen Mfg Co	1000 White
9 Flat/Wood Type	Walgreen Mfg Co	1000 White
10 Flat/Wood Type	Walgreen Mfg Co	1000 White
11 Flat/Wood Type	Walgreen Mfg Co	1000 White
12 Flat/Wood Type	Walgreen Mfg Co	1000 White
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14 Flat/Wood Type	Walgreen Mfg Co	1000 White
15 Flat/Wood Type	Walgreen Mfg Co	1000 White
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18 Flat/Wood Type	Walgreen Mfg Co	1000 White
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97 Flat/Wood Type	Walgreen Mfg Co	1000 White
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100 Flat/Wood Type	Walgreen Mfg Co	1000 White



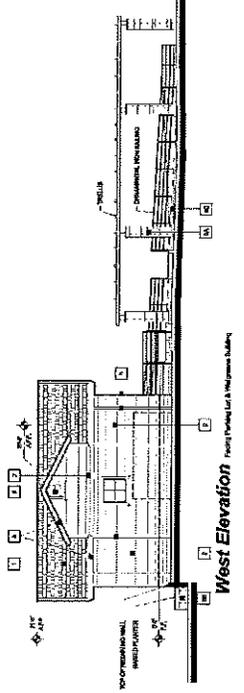
North Elevation



East Elevation



South Elevation



West Elevation

**Walgreens**  
 Norwood Avenue & Jessie Avenue  
 Sacramento, CA 95811

**Elevations**  
 Preliminary

AKC Architect  
 2700 J Street  
 Sacramento, CA 95811  
 (916) 442-1000

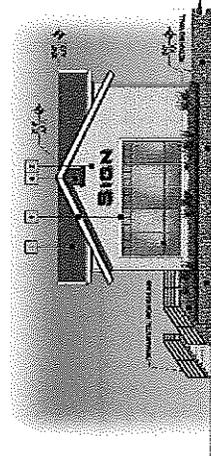
**ELV.02**

BAUSCHHEIMBECH MARVELLO BECKER  
 ARCHITECTS + ENGINEERS  
 1000 Northgate Boulevard  
 Sacramento, CA 95833  
 (916) 442-1000

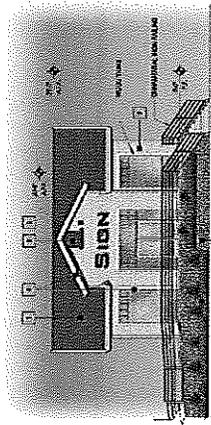


**Walgreens** ■ Norwood Avenue & Jessie Avenue  
 Sacramento, California

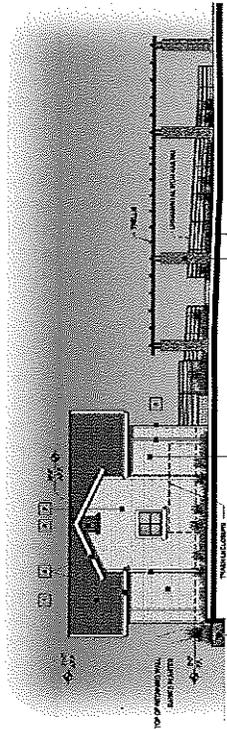
Material	Manufacturer	Style/Color
1 Flat Roof Tile	"Castle Roofing"	4882 Low Profile Blend
2 Concrete Finisher	"Benjamin Moore"	1000 Harvested Almond
3 Concrete Siding	"Benjamin Moore"	206 Crown Top
4 Siding, Trim & Stone Trim	"Benjamin Moore"	205 Owl Ridge
5 Door	"Benjamin Moore"	White White
6 Door	"Benjamin Moore"	2030
7 Paint/Wood Trim	"Benjamin Moore"	2030
8 Flat-iron GMI at Window and Trade Columns	"Dunnell"	2030
9 Flat-iron GMI at Pedestal	"Dunnell"	2030
10 Flat-iron GMI at Finishing Wall	"Dunnell"	2030
11 Stonefront	TEB	Clear Anodized Aluminum
12 Concrete Finisher at Tower	"Benjamin Moore"	Classic Colors



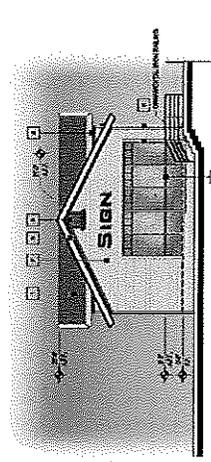
North Elevation



East Elevation



West Elevation



South Elevation

**Walgreens**  
Norwood Avenue & Jessie Avenue  
Sacramento, California

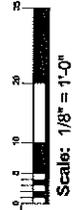
**Walgreens**  
Walgreens Retail Pharmacy, LLC  
3400 Davis Street, Suite 100  
Folsom, CA 95630  
PH 916.262.2000  
FX 916.262.2000

**Colored Elevations**  
Preliminary

Job Number: 067-222  
Drawing No: 07-0000  
Drawing Title: Colored Elevations  
Date: 08.15.08

Sheet: **ELV.02C**

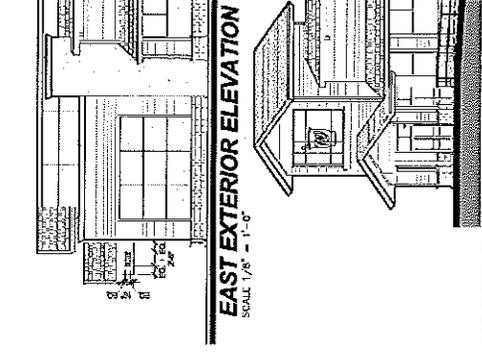
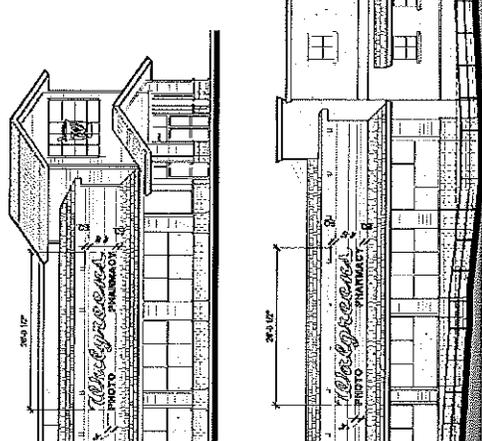
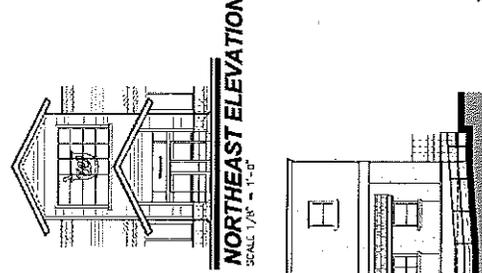
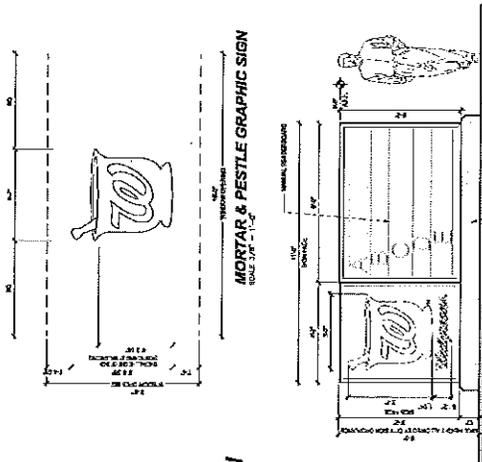
**RAUSCHENBACH MARTELLI DECKER**  
ARCHITECTS + ENGINEERS  
777 MARKET STREET, SUITE 200  
SAN FRANCISCO, CA 94102  
PH 415.774.2200  
FX 415.774.2200



**Walgreens** ■ Norwood Avenue & Jessie Avenue  
Sacramento, California



Exhibit E – Walgreen's Signage Plan



SIGN AREA SUMMARY	
EAST ELEVATION:	
20'-8 1/2" WALGREENS SCRIPT SIGN	1250.0 S.F.
14" PHOTO INDIVIDUAL LETTER	
14" PHARMACY INDIVIDUAL LETTER	
10" EXIT INDIVIDUAL LETTER	21 S.F.
NORTHEAST ELEVATION, AT TOWN	
MORTAR & PESTLE MON SIGN	29.9 S.F.
NORTH ELEVATION:	
20'-8 1/2" WALGREENS SCRIPT SIGN	1250.0 S.F.
14" PHOTO INDIVIDUAL LETTER	
14" PHARMACY INDIVIDUAL LETTER	
WEST ELEVATION:	
10" EXIT INDIVIDUAL LETTER	21 S.F.
TOTAL BUILDING SIGNAGE	
SITE SIGN AREA	270.8 S.F.
MONUMENT SIGN: 57 S.F. EACH FACE= 114.0 S.F.	
TOTAL SIGN SPACES	114.0 S.F.
TOTAL SIGNAGE AREA	399.65 S.F.

**Walgreens**  
 Norwood Avenue & Jessie Avenue  
 Sacramento, California

Project:  
 Norwood Development Partners, LLC  
 1500 Norwood Avenue, Suite 150  
 Norwood, CA 95662  
 (916) 363-0300  
 (916) 363-0300

Drawn by:  
 Project:  
 Date:  
 Scale:  
 Checked by:  
 Date:

**Elevations**  
 Signage Color

Job Number:  
 Drawing No:  
 Revision No:  
 Date:

**SIG.01**

MANSON/BACH MARVELLI BICKER  
 Architects + Engineers  
 1000 J Street, Suite 200  
 Sacramento, CA 95811

**Walgreens**  
 Norwood Avenue & Jessie Avenue  
 Sacramento, California

**Scale: AS NOTED**

**Walgreens**  
 Norwood Avenue & Jessie Avenue  
 Sacramento, California





Exhibit G – Materials Sheet

**1** Roof Tile  
Eagle Roofing Tile  
Bal-Air Series #4680 Los Padres Blend

**2** Horizontal Siding  
Benjamin Moore Paints  
Classic Colors  
#1060 Blanched Almond

**3** Cement Plaster / Doors  
Benjamin Moore Paints  
#236 Green Tea

**4** Cement Plaster  
Benjamin Moore Paints  
#235 Oak Ridge

**6A** Split-Face CMU  
**6B** Basalto-Color D320  
**6C**

**5** Cement Plaster  
Benjamin Moore Paints  
Ready Mix Bone White

**7** Storefront  
Anodized Aluminum  
Clear

**Walgreens**  
Norwood Avenue & Jessie Avenue  
Sacramento, CA

**Walgreens**  
Norwood Avenue & Jessie Avenue  
Sacramento, CA

Developer:  
Industry Development Partners, LLC  
999 Glen Drive, Suite 100  
Folsom, CA 95630  
97 918.213.3000  
97 918.213.3000

**COLORS & MATERIALS**

Job Number:	MAT 01
Date:	01.10.08
Drawn:	RLS
Approved:	

Sheet: **MAT.01**

**RAUSCHENBACH MARVELL BECKER**  
Architects + Engineers  
2273 9th Avenue, 9th Floor • Sacramento, CA 95814  
P. 916.446.2996 | F. 916.446.2000 | [rmbusa.com](http://rmbusa.com)

